

**Invitation for Bid for the
Corona Residential
Building Demolition
BID # 0325-1
Questions and Answers**

April 25, 2025

- Q1. Building removal sequence notes: Step 1A on drawing DM-001.00 mentioned "REMOVAL OF HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT AND FILING, SHALL BE MADE PRIOR TO BEGINNING OF BUILDING DEMOLITION". Please confirm asbestos removal work is not part of this bid. Also, there is line item 18 on the pricing sheet for Asbestos Containing and Hazardous Materials. Please advise how we price on this line item if it is not part of this contact and there is no Hazardous drawing here.
- A1. See bid Scope of Work. ACM drawings are not included in this set. The contractor shall be responsible for removal/abatement of asbestos containing material (if any) including filing with DEP and must obtain Asbestos Project Completion (DEP ACP-20/21) prior to demolition or file a variance if deemed necessary (DEP V5).

Removal of the Underground Storage Tank (UST) will follow specifications including the contractor qualifications and regulatory requirements. The specification will include tank removal, post-excavation sampling, waste disposal and decontamination. This also includes Soil Management specifications for soil testing, handing and disposal, as well as backfill. Specifications for this work will be contingent on what is observed once the building is demolished, and the UST is accessible under safe conditions at which point specifications for this scope of work will be revised and issued.

The prospective bidders shall execute the Schedule of Values, Section 18 as follows:

18. Asbestos Containing and Hazardous Materials Allowance	\$50,000.00 \$100,000.00
18.01 Assessment	Included in item 18 Allowance
18.02 Permitting	Included in item 18 Allowance
18.03 Handling and Disposal	Included in item 18 Allowance

- Q2. There is no scope of works for the line items from 03 to 17 on the pricing sheet except demo. Please advise how we can price those line items.
- A2. The prospective bidders, using their best skill and attention and unless instructed otherwise in writing, shall provide itemized costs as prescribed by the Schedule of Values. In

instances where a prescribed line item is not deemed to be part of the scope of work, then a value of \$0.00 shall be assigned. No line item shall be left blank.

Q3. Many of the line items in the schedule of value are not part of this project, especially the following items. Please advise if we can ignore these items?

A3. Refer to the response to Question 2.

Q4. Please confirm that the DOB filing for project demolition is still active and that no expediting/DOB coordination is required by the contractor (other than procuring a demolition work permit). It seems that the filing has been approved for over a year. DOB requires that work permits be obtained within a year of filing approval. Please confirm that the owner will coordinate/expedite/etc. and pay for (if required) to make filing reactive for the contractor to obtain a permit.

A4. Confirmed. The owner will coordinate/expedite reactivation of the project with NYC DOB.

Q5. Please advise if any type of other DOB/other city agency filings, approvals, cut offs, inspections, permitting are required by the contractor. If so, please specify and also advise as to associated costs or allowance (if any) to be included in the bid.

A5. The contractor shall be responsible for securing the following:

- Rodent Control Letter
- Disconnecting (cut-off) applicable utilities (Gas, Electric, Sewer, Water)
- Community Board advance notification
- 14 calendar days advance notice to the neighbors of adjacent properties
- Public postings as required by authorities having authority over the project

Q6. Please provide a property survey, as submitted to the NYCDOB.

A6. The property survey is included on drawing DM-100

Q7. Please advise as to who will file for the construction fence DOB filing, as there is none shown in the DOB system currently. Please advise if an allowance amount is to be carried by the bidder for this item.

A7. The construction fence shall be filed by contractor and the contractor shall determine the cost of filing for the construction fence.

Q8. Please advise as to who will file for the sidewalk bridge DOB filing, as there is none shown in the DOB system currently. Please advise if an allowance amount is to be carried by the bidder for this item.

A8. A sidewalk bridge has not been deemed as necessary for the successful and safe execution of this project therefore no sidewalk bridge appears on the drawings unless required by agencies having authority over the project.

- Q9. Please advise as to who will file for the pipe scaffolding DOB filing, as there is none shown in the DOB system currently. Please advise if an allowance amount is to be carried by the bidder for this item.
- A9. The pipe scaffolding shall be filed by contractor and the contractor shall determine the cost of filing for the pipe scaffolding.
- Q10. Please provide a copy of the site safety plan ("SSP"), as filed with the DOB. If not available, please advise if the owner will provide or if the contractor has to provide.
- A10. The contractor shall provide the site safety plan and shall issue the approved copy to the owner not less than 14 calendar days prior to beginning the work.
- Q11. Please confirm if utilities have been disconnected or not, and if so which ones.
- A11. The contractor shall confirm the required disconnects and shall advise the owner in writing accordingly. The owner, upon being advised of the required disconnects by the contractor, shall contact the utility provider(s) as required to terminate service. See the response to Question 5 for additional information pertaining to utilities.
- Q12. Please confirm that a third-party special inspection agency that will conduct special inspections (i.e.: structural stability, final, etc.) as required by NYCDOB, will be retained by the owner, at its cost.
- A12. Third party special inspections required for the work shown on the drawings will be retained by the owner at the owner's sole cost and expense.
- Q13. Please advise if any other filings/submissions/documentation were submitted other than the NYCDOB filing. If so, please provide copies/details/etc. of such.
- A13. No other filings with agencies having authority over the project currently exist.
- Q14. Please confirm that the owner will resolve/pay for any/all existing civil penalties/miscellaneous penalties/fines/obstructions/etc. which may exist and will prevent post demolition sign off by the NYCDOB.
- A14. Confirmed. The Owner (i.e. the Library) will pay penalties existing at the time the contractor's work commences, if such penalties exist.
- Q15. Please provide the verified report listing hazardous materials as submitted to NYCDOB, if available.
- A15. A verified report having information pertaining to the existence of hazardous materials is not available.

- Q16. Please advise if adjacent property roof protection is required or not (NYCDOB BC 3309.10).
- A16. Roof protection on the adjacent property roof is not needed however a protective debris tarp/mesh, attached to the owner's building, is required to protect the adjacent property.
- Q17. Please advise if any additional structural stability design/drawing are required to be formulated by the contractor. If so, please provide specifics.
- A17. Unless specifically requested by the contractor or required by any agency having authority over the project, no additional structural drawings shall be prepared by the owner.
- Q18. We didn't see any bid bond form. Can you please confirm if we need the bid bond for this bid?
- A18. Please see Addendum #2. Bid bond is not required. A performance bond is required.
- Q19. Any MBE goals?
- A19. No.
- Q20. We are a Full Demolition Expediting Firm, do you have a separate Bid for this Specialty?
- A20. No.
- Q21. The only part UEPMS would be able to do is the NYCDHMH PEC program (rodent certificate) to meet the project's requirement prior to Demolition. Once you have a contract, I could provide them with a price.
- A21. The successful bidder and any of its subcontractors must be able to perform all aspects of the bid and provide all bid pricing.
- Q22. Is there a walk thru scheduled?
- A22. As per Addendum 1. The bid requires bidders to view the structure from the street and permits this to occur at anytime for bidders. As per the bid, the Successful Bidder must demonstrate having been the primary general contractor in the City of New York for a project of similar size and scope and to provide written information on how it meets the requirement. The Successful Bidder must have been the primary general contractor in the City of New York and have completed a permitted demolition of a detached structure of any kind such as residential, commercial, or industrial.
- Q23. Following the bid walkthrough conducted on Wednesday, March 27, 2025, we observed the building solely from the exterior and its perimeter. For accurate bidding purposes, we kindly request access to view the interior of the building. Alternatively, providing us with lot more photographs detailing the interior would also be greatly helpful.

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Bidder must all review all the contents of the bid including but not limited to construction documents and drawings. No additional access or photos will be provided.

Q24. I noticed on this bid that there's a carve out for asbestos abatement, does the library have an environmental consultant lined up to oversee that work and provide air clearance?

A24. There is no carve out for asbestos abatement. As per the bid, bidder shall be responsible for removal/abatement of asbestos containing material (if any) including filing with DEP and must obtain Asbestos Project Completion (DEP ACP-20/21) prior to demolition or file a variance if deemed necessary (DEP V5). See bid for additional details. This bid does not seek to obtain the services of an environmental consultant. The Library has professional services that it may require.

Q25. 1. On page 9, paragraph P. of the bid package it states that a bid bond is required for this project. Please provide the required bid bond percentage. Also, please provide bid bond form or confirm that a standard AIA form will suffice.

A25. Please see Addendum #2. Bid bond is not required. A performance bond is required.

Q26. The building was unsafe to enter. Has the building been condemned? Please provide condemnation letter if so.

A26. The building has not been condemned.

Q27. 3. Line item 18. On Form 4 requests a breakout price for Asbestos Containing and Hazardous Materials. Page 1 of the bidset drawings states that the asbestos removal shall be executed prior to building demolition under separate contract. With the building being unsafe to enter, are we to assume demolition with asbestos in place? Or has the asbestos been previously removed prior to building deterioration. Please clarify and provide quantities of asbestos if it is to be included in this contract.

A27. See answer to question 1.

Q28. Please provide us with the Asbestos, Lead, PCB and Mold reports for Corona residential building. As referenced in drawing DM-100, General Demolition Building Preparation Note 2A states that all hazardous materials are to be removed under a separate contract.

Kindly confirm whether this part will be addressed by the General Contractor (GC) or the Queens Public Library. Please advise.

- A28. See answer to question 1 and the bid Scope of Work.
- Q29. As per drawing DM-100, Section 2/DM-100 indicates maintain (3) parking spaces on street both sides for roll-off dumpster truck turning radius (8'-6" wide and 54' length on both sides of the street). Please provide us with the DOT stipulation on 39th Avenue between 104 Street & 105 Street, Queens, NY.
- A29. Bidder to comply with this requirement. The bidder shall ensure the required NYC DOT permits are obtained prior to proposed demolition and shall be included in the base bid. The bidder shall comply with all applicable NYC DOT Traffic Stipulations, including as per drawing DM-100, Section 2/DM-100, which indicates maintaining (3) parking spaces on both sides of the street for roll-off dumpster truck turning radius (8'-6" wide and 54' length on both sides of the street).